

Symonds  
& Sampson



Roncombe Farm  
Sidbury, Sidmouth, Devon

# Roncombe Farm

Sidbury, Sidmouth,  
Devon, EX10 0QN

A fine Victorian farmhouse set in 6.17 acres with stunning views overlooking the unspoilt Roncombe Valley towards the sea. An ideal rural retreat with charming gardens, a range of traditional barns and stables. Pastureland and native woodland.



4



3



2



6.17 acres (2.50 ha)

- Elevated rural location with glorious views to the coast
- Handsome renovated 4 bedroom unlisted farmhouse
  - Classical proportions, with high ceilings and large windows
  - Planning permission for extension
  - Courtyard of stone barns and stables (with potential STPP)
  - Protected by pasture & woodland with conservation appeal

Freehold

For Sale by Private Treaty

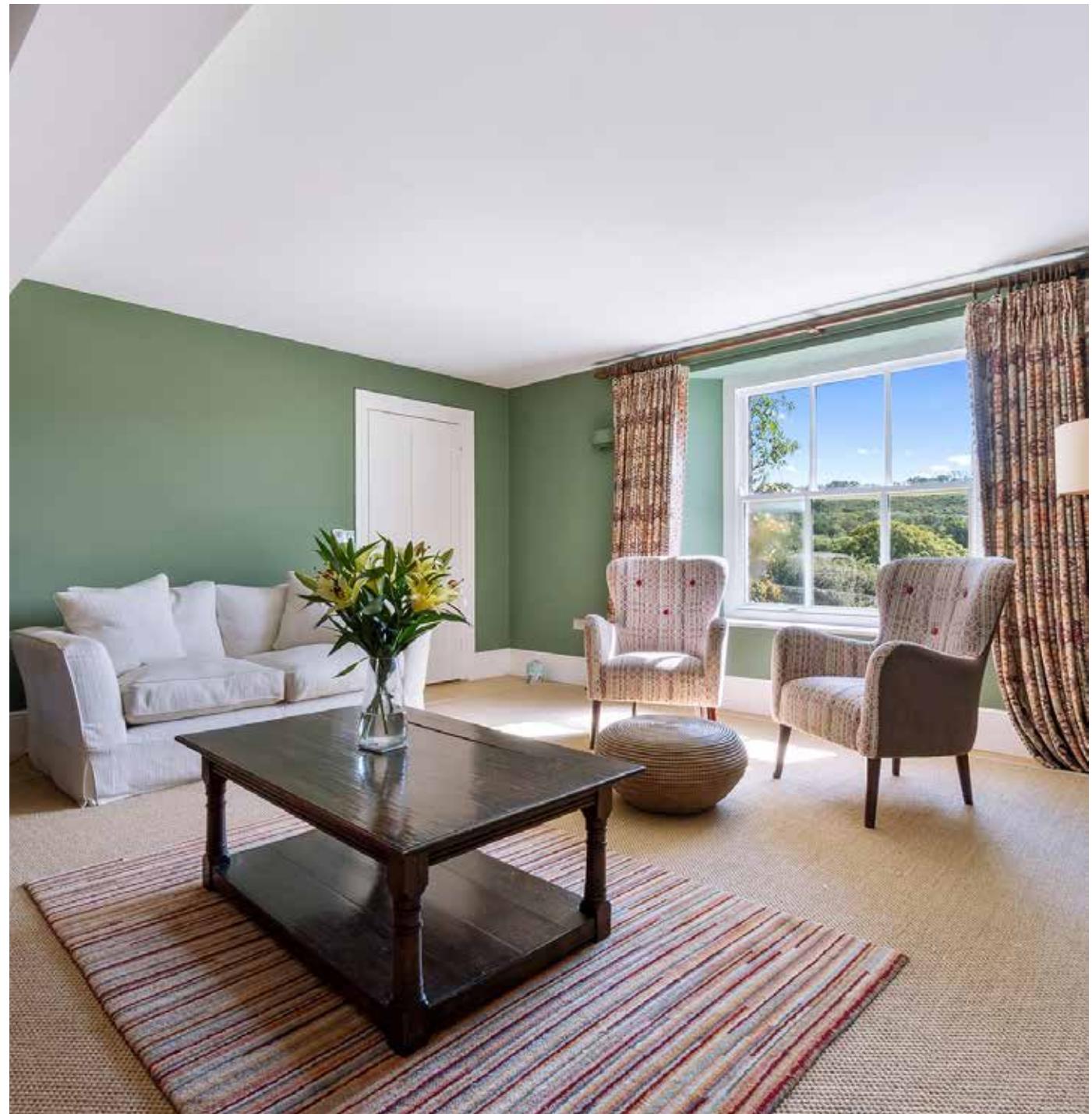
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## SITUATION

The property occupies a delightful rural setting near the head of the unspoilt Roncombe Valley, offering stunning views southwards towards the sea. Surrounded by the rolling countryside of the East Devon National Landscape (AONB), the farmstead is less than 2 miles from the thriving village of Sidbury. The village offers essential amenities, including a village stores and butcher, pub, village hall and ancient church. The Regency town of Sidmouth, 5 miles to the south provides an extensive range of amenities including independent shops, a Waitrose, restaurants, a cinema and leisure facilities. The Jurassic Coast World Heritage Site, with the popular villages of Branscombe and Beer offer excellent opportunities for coastal walking, fishing and swimming. Whilst surrounded by beautiful countryside, Roncombe Farm is well located, within easy reach of Honiton (5 miles) with access to the A30/A303 and mainline rail station to London Waterloo. The cathedral city of Exeter (18 miles) offers a wider range of cultural, recreational and educational opportunities, Exeter International Airport and access to the M5.





## THE PROPERTY

This fine, well-proportioned period farmhouse has stone elevations with mellow brickwork under a slate roof. The accommodation is arranged over three floors, epitomising the style of the era with generous sized rooms, high ceilings and large windows. The property has been extensively refurbished to a high standard, combining period character with stylish contemporary living. This attention to detail extends to a refurbished roof, timber double-glazed windows, underfloor heating, an integrated lighting and speaker system. The ground floor features a classically proportioned double-aspect reception room with wood burning stove, double doors open onto the hallway giving easy access to the generous kitchen, which spans the depth of the house. Set at the heart of the farmhouse this contemporary open plan space features bespoke cabinetry, a large central island and limestone flooring, ideal for family life or entertaining. The first floor features a principal suite with large en-suite shower room and glorious views, two further double bedrooms and a family bathroom. The second floor has a self-contained suite of a large fourth bedroom, dressing room and separate shower room beneath vaulted ceilings, providing an ideal guest suite. Roncombe Farm will appeal to a range of lifestyle buyers seeking a country house, with considerable conservation or amenity appeal, especially those seeking an equine property or multi-generational living.

Please see floorplan for accommodation and measurements.





## OUTSIDE

The house is set back from the lane and approached via a driveway leading to a generous parking and turning area, then leading to the courtyard of traditional barns beyond. The south facing semi-walled gardens are set to the front of the house, largely laid to lawn with a small orchard and well-stocked borders, surrounding a terrace.

## COURTYARD OF BARNs

Set behind the farmhouse, the handsome courtyard is accessed through a covered entrance. The U-shaped range of traditional stone outbuildings feature brick quoins and arched openings under slate roofs. On the west side of

the courtyard the run of two storey stone barns include the Cider Barn (7.36 m x 5.23m) and the Shippion (16.52m x 5.26m), with access from the first floor to ground level at the rear. The rest of the outbuildings are single storey with three generous stables and a store flanking the covered entrance. The south run of outbuildings offer a combination of useful stores and a plant room. The flexible farm buildings offer utility or potential for conversion, whether for extra accommodation, leisure or space for working from home, subject to the necessary consents.

## THE LAND

The sloping land provides protection and amenity use for the property. The pastureland is divided into four fields surrounded by hedgerows with mature trees. A small native woodland on the northern boundary is filled with a carpet of bluebells in season. In all the property extends to some 6.17 acres (2.50 ha).

## PLANNING

Planning consent has been secured under EDDC Ref 12/2764/FUL for a significant rear extension that would connect the house to the cider barn, including, a partial conversion of the barn. This would offer the opportunity to expand the accommodation, if required, giving potential for multi-generational living or income generation.

## SERVICES

Mains electric. Private water (borehole). Private drainage (treatment plant). Oil-fired central heating. Standard broadband. Vendors use EE for internet coverage up to 100 Mbps 5G. There is mobile coverage in the area, please refer Ofcom's website for more details.

## MATERIAL INFORMATION

1. No public rights of way cross the property.
2. A neighbour's water source is located below the woodland.
3. Roncombe Farm is situated in Flood Zone 1, an area with a low probability of flooding.

## TENURE

All freehold with vacant possession upon completion.

## SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton, Golf at Sidmouth or Honiton. Sailing on the coast at Sidmouth or Lyme Regis.



## EDUCATION

Primary schooling at Sidbury. Good state secondary schooling at Sidmouth College and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

## LOCAL AUTHORITY

Council Tax Band: F

## DIRECTIONS

What3words //splits.songbook.outs

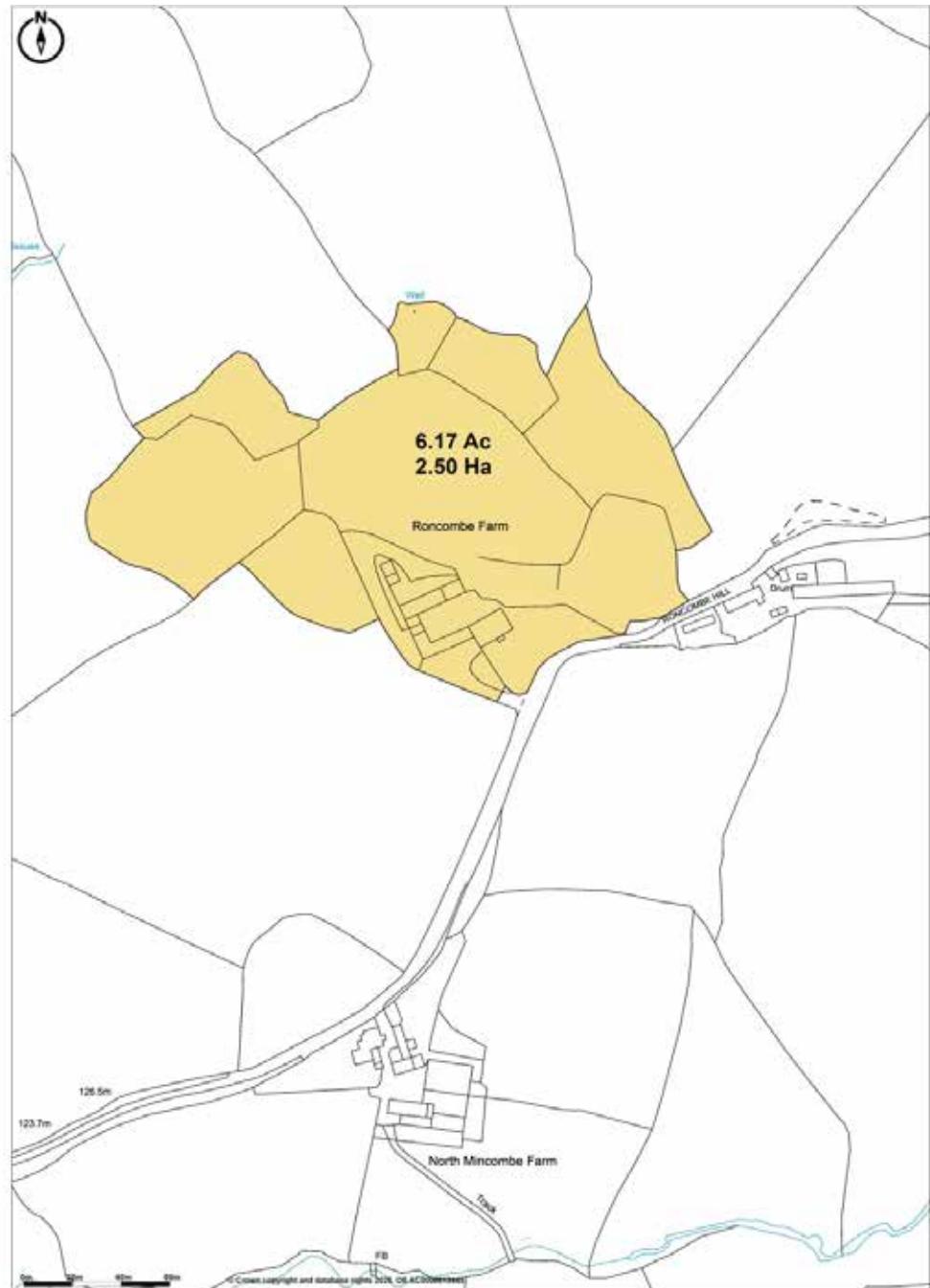
From Honiton take the A35 towards Sidmouth, at the Hare & Hounds Inn turn left sign posted Seaton. After about 1.5 miles turn right onto Roncombe Lane and the property is on the right after 0.5 of a mile.

## VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



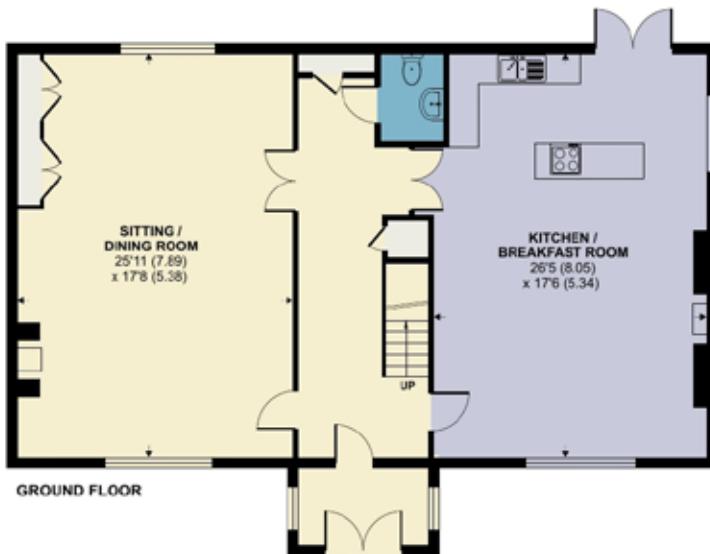
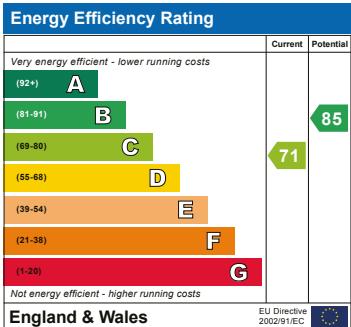




# Roncombe Farm, Sidbury, Sidmouth

Approximate Area = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025  
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AX/ACG/1125



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